

**223/38 Gozzard Street, Gungahlin, ACT 2912**



**Sold Apartment**

Saturday, 17 February 2024

223/38 Gozzard Street, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Chris Hetherington  
0262959911



Lauren McDonald  
0262959911

## Contact agent

Discover the charm of this stylish and spacious 1-bedroom apartment nestled right in the heart of the rapidly expanding Gungahlin Town Centre. You'll find yourself surrounded by a vibrant community of shops, inviting cafes, delectable restaurants, and a plethora of convenient amenities, all within easy reach. As you step inside you will immediately notice inviting, neutral colour palette and the generous open-plan kitchen/living area. This space is designed with lofty ceilings, creating a sense of light and spaciousness. The kitchen is the heart of the home and comes fully equipped with stainless steel appliances, ample bench space with stone bench tops and an abundance of storage with pantry. Extending off the living room is your own private and expansive full length balcony. This outdoor oasis beckons for relaxation and entertaining, offering endless possibilities for indoor/outdoor living, whether it's sipping morning coffee or enjoying evening sunsets. Positioned on the second the floor the prime location not only provides a place to relax outside but also ensures maximum privacy, allowing you to savour your own personal retreat amid the bustling town centre. Accommodation is provided by the generously sized bedroom which boasts a large wall of built-in robes, providing the perfect blend of comfort and practicality. In the modern bathroom, you'll appreciate the attention to detail, with full-height tiling and a custom-built vanity unit. Whether you're considering this apartment as your new home or as an investment opportunity, it's a proposition worth exploring. It's your chance to be part of an exclusive community in the very heart of this sought-after town centre, where convenience and modern living seamlessly converge. Don't miss out on this exciting opportunity, an inspection is highly recommended.\* Located in the heart of the Gungahlin Town Centre\* Spacious open-plan living area\* Generously sized bedroom\* Large walk-in robe\* Covered balcony with privacy shutters\* Modern kitchen with stone benchtops\* Fisher & Paykel stainless steel appliances\* Modern bathroom\* Floor to ceiling tiles\* European laundry with tub\* Split system reverse cycle air conditioning\* Secure access with intercom\* Lift access to level 2\* Basement car space\* Close to Public transportation, retail centres & schools\* Light rail station within a 3 minute walk of your front door, enabling an easy commute to the City

Living: 54m<sup>2</sup>Balcony: 9m<sup>2</sup>EER: 6.0Built: 2006Strata: \$6,282pa (approx.)Rates: \$1,899pa (approx.)Land Tax: \$2,345pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.